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TOWN CLERK
Pamela Mills

TOWN ATTORNEY
Tom Brooke



MAYOR
Charles Seaford

TOWN COUNCIL
Don Bringle
Arthur Heggins
Brandon Linn
Rodney Phillips
Steve Stroud

**CHINA GROVE PLANNING BOARD MEETING
ELECTRONIC MEETING
Minutes of Regular Meeting
Thursday, October 8, 2020**

The China Grove Planning Board met electronically on Thursday, October 8, 2020 at 7:00 PM at the China Grove Town Hall, 333 North Main Street, China Grove, North Carolina.

Planning Board Members Virtually Present: David Morton, Chairman
Butch Bivens, Vice Chairman
Brie Bivens-Hager
Jason Hinson
Jason Higgins
Natalie Morgan

Planning Board Members Absent: Rodney Phillips

Staff Virtually Present: Pamela Mills, Town Clerk
Franklin Gover, Assistant Town Manager

Visitors Virtually Present: Kristina Whitfield, Kimley Horn

Roll Call and Recognition of Quorum

Chairman Morton called the meeting to order at 7:00 PM. The presence of a quorum was recognized at that time.

Approval/ Corrections of Minutes

Mr. Higgins made the motion to approve the September 8th and 10th, 2020 minutes. Mrs. Bivens-Hager seconded the motion, which carried unanimously.

Adoption of Agenda

Mr. Higgins made the motion to adopt the agenda. Mr. Hinson seconded the motion, which carried unanimously.

Public Comment

None

US 29 Corridor Study Presentation

Ms. Whitfield stated US 29 is a major arterial that provides regional connectivity between Salisbury, Concord and Charlotte. She stated the US 29 Corridor Study identifies strategies and recommendations

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for the Town. She stated there is nothing that announces you have arrived in China Grove while traveling down Hwy 29. She stated the proximity to Downtown and to Interstate 85 and redevelopment potential along the Corridor are some perks. She stated the document contains a series of maps that capture the land use characteristics. She stated we received feedback from the public on what their thoughts were on US Hwy 29. She stated 95 participants filled out the survey and 70-80 % of the people feel Hwy 29 has gotten worse from both a development and travel conditions stand point. She stated allowing for a mixture of uses from a land use stand point, changing the approach on parking, a greater inference on the built environment, stronger design standards and more dynamic land scaping and buffer standards are all currently in the UDO and will have an impact as the Town starts getting development and interest along the Corridor. She stated the current Land Use Plan has everything along the Corridor zoned as Industrial or Commercial. She stated there are perks to this but also limitations. She stated this does not allow for a modern type or more walkable type of development. She stated the UDO has a lot of parking minimums and she recommends to set parking maximums. She stated setting a parking maximum will change the way the Corridor appears. She stated this would need to be accompanied by the built environment characteristics. She stated these are the characteristics of where the building is on the lot and where the parking is on the lot. She stated the way the buildings and parking are laid out on the parcel has a big impact on the look and feel of the Corridor. She stated enhancing the streetscape, widening the sidewalks, requiring better lighting and adding aesthetic appeal to the buildings impact the look and feel as well. She stated adding table or point system to streetscaping and landscaping for developers will give a variety shrubs and trees. She stated transportation strategies that are important to the Corridor are pedestrian accommodation, intersection improvements, gateway opportunities and increased connectivity opportunities in the ETJ as development happens. She stated they recommend a multi-use path along the west side of the corridor and sidewalk along the east side to accommodate bicycle and pedestrian traffic. She stated there is no good way to cross Hwy 29 even at the intersections. She stated they are recommending striped crosswalks and pedestrian countdown heads at the intersections to accommodate pedestrian and bicycle traffic. She stated the Church Street/Lentz Road intersection is the highest crash location along the corridor and is also where the truck traffic drops off due to Church Street running with Hwy 152. She stated they recommend converting Lentz Road to a cul-de-sac and re-align with Centerview Street to create a square intersection. She stated this would give an opportunity to turn Centerview Street into a gateway to Downtown. She stated there are a lot of open driveways and curb cuts along Hwy 29 and have safety problems associated with them. She stated a long-term vision for Hwy 29 is reduce conflict intersections. She stated a reduce conflict intersections control the movement at the intersection instead of widening the intersection. She stated this is a cost effective way to improve capacity along the corridor without adding lanes. She stated China Grove has an opportunity to enhance the since of arrival to the town through gateway opportunities. She stated Centerview Street is a key opportunity with owning the parcel on the corner.

Chairman Morton stated the Lentz Road re-alignment was shocking at first sight but is natural after looking at it. Mrs. Morgan stated she likes having Centerview Street a gateway to Downtown and feels it pulls Hwy 29 traffic towards Downtown. She stated she also likes the recommended path along Hwy 29 and feels a lot of people would utilize it. Chairman Morton stated there is a lot of pedestrian traffic walking the ditch line and that is dangerous.

Mr. Gover asked how would a maximum parking ratio be established. Ms. Whitfield stated talking to other areas that have a maximum parking ratio would be a great start. She stated shared parking is an option if there are businesses on the same parcel.

Mrs. Morgan made the motion to recommend approval of the US 29 Corridor Study. Mrs. Bivens-Hager seconded the motion, upon roll call vote Mr. Bivens voted yes, Mr. Higgins voted yes, Mr. Hinson voted yes, Chairman Morton voted yes. (6-0)

Adjourn

Mrs. Morgan made the motion to adjourn. Mrs. Bivens-Hager seconded the motion, which was carried unanimously.

David Morton
Chairman

Pamela L. Mills, CMC
Town Clerk